

**CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
December 8th, 2025**

The following items are detailed in these minutes:

- **Plat Amendment - Cove Estates Plat J - Located approximately at 1030 North 1510 East**
- **Preliminary Plat - Rolling Sand Plat A - Located approximately at 1765 S. Sandhill Road**
- **Final Plat - Rolling Sand Plat A - Located approximately at 1765 S. Sandhill Road**
- **Affordable Senior Housing Site Plan - Orchard Grove Senior Housing Fourplex - Located generally at 575 West 1700 North**
- **Approval of the minutes from the November 24th, 2025 DRC meeting**
- **Adjourn**

Place: Aspen Conference Room (Floor 2) – City Hall Building – 56 North State Street, Orem Utah, 84057

11:01 a.m. Jared Hall called the meeting to order.

Those Present: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart DRC Members; Rebecca Gourley, Associate Planner

Those Excused: Steve Norman, Derek Spencer, Gary McGinn, Rick Sabey, DRC members; Grace Bjarnson, Associate Planner

- **Plat Amendment - Cove Estates Plat J - Located approximately at 1030 North 1510 East**

Rebecca Gourley introduced the Cove Estates Plat Amendment. The purpose of the plat amendment is to alter the existing PUEs and combine the lots located at 1030 North 1510 East and 1006 North 1520 East. Both lots abut one another, are zoned R12, and are located on cul-de-sacs. The combination of the lots will result in a double frontage lot. All PUEs are to remain the same, with the exception of the PUE that is located along the current shared backyard property line; All utilities, with the exception of Comcast, are to be vacated from the PUE located along the backyard property line.

Staff noted that the amendment would result in less traffic for the cul-de-sac at 1510 East. Aaron McKnight commented that the final printed mylar must have a note confirming the property meets double frontage lot requirements.

The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Taylor Taggart motioned to recommend a positive approval of the Cove Estates Plat J Plat Amendment to the Planning Commission. Chelsea Lindsey seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart

No: None

- **Preliminary Plat - Rolling Sand Plat A - Located approximately at 1765 S. Sandhill Road**

Rebecca Gourley introduced the Rolling Sand Plat A Preliminary Plat. The purpose of the preliminary plat is to split one lot into one standard lot and a flag lot. DRC members reviewed the plat and found it to be compliant with City Code. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Taggart Bowen motioned to approve the Rolling Sand Plat A Preliminary Plat. Chris Clements seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart

No: None

- **Final Plat - Rolling Sand Plat A - Located approximately at 1765 S. Sandhill Road**

Rebecca Gourley introduced the Rolling Sand Plat A Final Plat. The DRC noticed the plat incorrectly labeled a street as private. The DRC requested to continue the item until the correction was made. The item was continued to the next DRC meeting.

DRC Action: Aaron McKnight motioned to continue the Rolling Sand Plat A Final Plat. Chris Clements seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart

No: None

- **Affordable Senior Housing Site Plan - Orchard Grove Senior Housing Fourplex - Located generally at 575 West 1700 North**

Rebecca Gourley introduced the Orchard Grove Senior Housing Fourplex Site Plan. The purpose of the site plan application is to tear down an existing duplex and build a new senior housing complex. Staff confirmed that there was sufficient parking. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Chelsea Lindsey voted to approve the Orchard Grove Senior Housing Fourplex Site Plan. Chris Clements seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart

No: None

- **Approval of the minutes from the November 24th, 2025 DRC meeting**

The minutes from the November 24th, 2025 meeting were reviewed by the DRC. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Taylor Taggart voted to approve the minutes from the November 24th, 2025 meeting. Aaron McKnight seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart

No: None

- **Adjourn**

Jared Hall requested a motion to adjourn.

DRC Action: Chris Clements motioned to adjourn the meeting. Taggart Bowen seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Aaron McKnight, Taggart Bowen, Taylor Taggart

No: None

Adjourn: 11:11 AM.

Approved On: 01/12/2026